

STREAM BUFFER VARIANCE MITIGATION GUIDE

FOR APPLICANT

PLEASE REVIEW THE FOLLOWING REQUIRED MATERIALS TO BE CERTAIN YOU HAVE PROVIDED THE REQUIRED INFORMATION IN YOUR STREAM BUFFER VARIANCE APPLICATION.

The following is brief overview of what should be evaluated when considering a stream buffer intrusion and what are the mitigation (off-setting) efforts being provided to compensate for the loss of buffer:

- Site plan showing the existing location of streams, wetlands, water bodies, floodplain boundaries and all other natural features as determined by a field survey.
 - Description of the shape, size, topography, slope, vegetation, soils and other physical characteristics of the property
 - Detailed plan that shows all existing structures and impervious areas
 - Show clearly the 25' State Buffer, the 50' City Stream Buffer and the 75' Impervious Setback
- Site plan showing proposed development.
 - Provide a clear depiction of the area to be disturbed
 - Calculation of the area to be disturbed
 - Calculation of the impervious coverage within the setbacks
 - Detailed plan that shows all existing and proposed structures and impervious areas
- Provide a detailed mitigation (restoration/re-vegetation) plan including, but not limited to:
 - A planting chart should be provided that features the different types/species, quantities and sizes of plant material to be installed (must include native riparian species)
 - Plan must be multi-trophic, meaning having low-growing grasses, forbs (non-woody flowering plants other than grasses), small shrubs and trees, and canopy cover
 - Symbols on the planting chart should correspond to symbols shown on the mitigation plan
 - Methods of plant removal and installation, in the regulated areas, need to be provided. (For example, a narrative description on the methodology for removal – by hand or with equipment like Bobcat).
- Copies of the variance application and approval letter from the Georgia Environmental Protection Division, regarding proposed intrusions within the 25' stream buffer.
- Detailed plan of the temporary and/or permanent erosion, sedimentation and pollution control measures
- If there will be any loss of canopy cover, please provide the following information:
 - The percentage of the loss of canopy cover within the vegetative buffer.
 - Has a plan and/or a narrative been provided to demonstrate how the disturbed areas will be restored and mitigate the intrusion and loss of canopy cover within the buffer areas?
- Provide documentation/narrative of the extraordinary hardship should the variance not be granted.
- Has an alternative plan been provided which does not include a buffer or setback intrusion, or an explanation of why an alternative plan is not feasible?